

**PLANNING AND ZONING COMMISSION**  
**Council Chambers**  
**310 N. 4<sup>th</sup> Street**  
**Kingman, Arizona**

**6:00 P.M.**

**AGENDA ACTION**

**Tuesday, November 10, 2015**

**REGULAR MEETING COMMISSION ACTION**

**CALL TO ORDER & ROLL CALL**

Commissioner Wimpee, Jr. was unexcused. All other Commission members were present.

**PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES:**

The Regular Meeting Minutes of October 13, 2015.

Motion to **APPROVE** as written carried **UNANIMOUSLY (6-0)**.

**2. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC:**

**3. PAST COUNCIL ACTION:**

- A. CITY INITIATED CASE CI15-001:** A city-initiated request for a text amendment to the *Zoning Ordinance of the City of Kingman* by adding Section 18.000: KINGMAN CROSSING PLANNED DEVELOPMENT DISTRICT. This district is intended to provide for the development of business and service uses designed to meet the needs of the Kingman Crossing area south of Interstate-40. The text amendment will include a list of uses permitted by right and by conditional use permit as well as property and site development standards for this zoning district.

The Kingman Crossing Planned Development District is proposed to be applied to a city-owned parcel of land that is presently zoned R-R: Rural Residential. The property is 151-acres and is located on the south side of Interstate-40, north of the Airfield Avenue alignment, east of N. Sage Street, and west of the Cherokee Street alignment. The property is further described as a Portion of the South ½ of Section 9, T.21N., R.16W., G&SRM, Mohave County, Arizona.

**4. OLD BUSINESS:**

There is no Old Business.

**5. NEW BUSINESS**

- A. CONDITIONAL USE PERMIT CASE CUP15-001:** A request from Matt Lockin of Snell & Wilmer L.L.P., applicant, and Carol Ott, property owner, for a conditional use permit to allow a Public Assembly Indoor, General use, specifically a church, within a portion of the Central Commercial building located on property zoned C-2: Commercial, Community Business. The subject property is located at 112 North Fourth Street and is further described as

Kingman Townsite, Block 4, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 22, containing 34,375 square feet.

Motion to TABLE request to December 8, 2015 Planning and Zoning Commission meeting with the suggestion that the Applicant and Commission schedule a workshop prior to that date to discuss concerns carried UNANIMOUSLY (6-0).

Chair Mossberg moved Item F to Item B on the Agenda.

- B. CONSIDERATION OF A RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE APPOINTMENT/REAPPOINTMENT OF COMMISSIONERS:** The terms of Commissioners Kirkham and Kress end on December 31, 2015. Both Commissioners are eligible for reappointment. Commissioner Wimpee, Jr. has more than four unexcused absences, with his term ending December 31, 2016.

Motion to recommend reappointment of Commissioners Kress and Kirkham for full terms on the Commission and to recommend appointment of Randy Gorder to fill the unexpired term of Commissioner Wimpee, Jr., carried UNANIMOUSLY (6-0).

- C. CONDITIONAL USE PERMIT CASE CUP15-002:** A request from Kingdom of God Church, applicant, and Baltic Enterprises, LLC, property owner, for a conditional use permit to allow a Public Assembly Indoor, General use, specifically a church, in an existing building located on property zoned C-2: Commercial, Community Business. The subject property is located at 4798 Stockton Hill Road and is 0.44 acres. The subject property is further described as College Heights, Unit 1, Block 1, Lots 1-2.

Motion to recommend APPROVAL of CUP request with condition that septic system is declared sufficient for use by Mohave County carried UNANIMOUSLY (6-0).

- D. REZONING CASE RZ15-004:** A request from Raymond W. Stadler, P.E., applicant, and Mallory Loop Re Trust, property owner, for a rezoning of certain property from R-2-PDD: Residential Multiple Family, Low Density, Planned Development District to R-1-6: Residential, Single Family, 6,000 square foot lot minimum. Current R-2-PDD zoning allows patio homes on eight individual lots with common walls on one side and reduced setbacks. If the rezoning is approved, the proposal is to replat the subject property with five lots ranging from 6,273 to 10,715 square feet to allow for the construction of single family homes with standard R-1-6 setbacks. The subject property is 0.89 acres and is located at 3032 to 3046 Mallory Loop. The property is further described as Lots 9 through 16, Block 1, Mission Estates, Tract 1982.

Motion to recommend APPROVAL of request to rezone with condition that property be replatted as indicated in the preliminary plat for Mission Estates II, Tract 6044 with a maximum of five lots in accordance with R-1-6 zoning development standards carried UNANIMOUSLY (6-0).

- E. SUBDIVISION CASE SB15-007:** A request from Raymond W. Stadler, P.E., applicant, and Mallory Loop Re Trust, property owner, for approval of a Preliminary Plat for Mission Estates II, Tract 6044. The proposed subdivision is a re-subdivision of Lots 9 through 16, Block 1, Mission Estates, Tract 1982. The proposal is to reduce the current number of platted lots from eight to five to allow the development of single family homes as proposed under Rezoning Case RZ15-004. The subject property is 0.89 acres and is located at 3032 to 3046 Mallory Loop. The property is further described as Lots 9 through 16, Block 1, Mission Estates, Tract 1982.

Motion to recommend APPROVAL of request with conditions 1-5 as suggested by staff

carried UNANIMOUSLY (6-0).

- F. REZONING CASE RZ15-005:** A request from KTH Consulting, applicant, and Pioneer Title Trust No. 9099, property owner, for the modification of Ordinance No. 1189 by removing Condition "B" of this ordinance. The ordinance, passed in 1998, zoned the subject property R-1-20: Residential, Single Family, 20,000 square feet. However, Condition "B" required that any lots abutting Hualapai Foothill Estates to be at least 30,000 square feet. The removal of this condition would allow Lot 2, Block 4 Southern Vista III, Tract 6002, to be split into two parcels that are at least 20,000 square feet while maintaining the existing zoning designation of R-1-20. The subject site is 47,322 square feet (1.09 acres) and is located at 2406 Steamboat Drive.

Motion to recommend DENIAL of request carried with a vote of (5-1) with Commissioner Angle casting the opposing vote.

- 6. COMMISSIONERS COMMENTS:** Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

Motion to adjourn carried UNANIMOUSLY (6-0).

**ADJOURNMENT 8:48:47 PM**